

currently rented. Off street parking for the Plaintiff's tenants is available on the Plaintiff's property immediately adjacent to the Disputed Area and is accessed from the public alley via the curb cut on the Defendant's property. The Disputed Area extends 50 feet from the public alley and the portion furthest from the said alley is used by Defendant's lessee, Mr. Paul Sill, to park his vehicle. Mr. Sill's use of this portion of the Disputed Area does not interfere with the use by Plaintiff's tenants of the parking lot area immediately adjacent thereto. Plaintiff's parking area is sufficient to accommodate the off street parking needs of her tenants, and other than being used as a means of ingress and egress, the Disputed Area is not needed by Plaintiff's tenants for additional parking space.

II. Argument

The issuance of an injunction is historically and fundamentally a process of courts of equity as a preventive remedy, that is, to afford relief against future acts which are against equity and good conscience. Dunalk Holding Co. v. Easter, 215 Md. 549 (1958), cert. denied, 79 S.Ct. 34, 358 U.S. 821, 3 L.Ed. 2d 62, rehearing denied, 79 S.Ct. 219, 358 U.S. 901, 3 L.Ed. 2d 151. An injunction is to be issued only where the intervention of equity is necessary to prevent an irreparable injury, and the remedy will not be awarded where it appears to the satisfaction of the court that the injury complained of is not of such character. Coster v. Department of Personnel, 36 Md. App. 523 (1977); Anne Arundel Co.